

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24 -26		GARDNER ST, ARLINGTON

OWNERSHIP

Owner 1:	GEARIN W. MICHAEL			
Owner 2:	GEARIN CATHERINE			
Owner 3:				
Street 1:	26 GARDNER STREET			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry:		
Postal:			

NARRATIVE DESCRIPTION

This parcel contains 14,176 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1902, having primarily Vinyl Exterior and 2674 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.32544	Total SF/SM:	14176	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	540,983	Spl Credit	Total:	541,000
--------------	---------	--------------	-------	-------------	-----	------------	----------------	-----------	--------	---------	------------	--------	---------

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	14176.000	543,100	7,400	541,000	1,091,500
Total Card	0.325	543,100	7,400	541,000	1,091,500
Total Parcel	0.325	543,100	7,400	541,000	1,091,500
Source: Market Adj Cost	Total Value per SQ unit /Card:			408.19	/Parcel: 408.1

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	543,100	7400	14,176.	541,000	1,091,500	1,091,500	Year End Roll	12/18/2019
2019	104	FV	404,600	7500	14,176.	490,300	902,400	902,400	Year End Roll	1/3/2019
2018	104	FV	404,600	7500	14,176.	464,900	877,000	877,000	Year End Roll	12/20/2017
2017	104	FV	380,200	7500	14,176.	405,700	793,400	793,400	Year End Roll	1/3/2017
2016	104	FV	380,200	7500	14,176.	346,600	734,300	734,300	Year End	1/4/2016
2015	104	FV	336,000	7600	14,176.	321,200	664,800	664,800	Year End Roll	12/11/2014
2014	104	FV	336,000	7600	14,176.	266,300	609,900	609,900	Year End Roll	12/16/2013
2013	104	FV	349,300	7600	10,215.	217,900	574,800	574,800		12/13/2012

SALES INFORMATION

TAX DISTRICT

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2015	Permit Insp	PC	PHIL C
7/1/2014	External Ins	PC	PHIL C
4/12/2013	Info Fm Prmt	EMK	Ellen K
2/18/2009	Meas/Inspect	163	PATRIOT
3/6/2000	Mailer Sent		
3/2/2000	Measured	197	PATRIOT
8/10/1993		AS	

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

PRINT	
Date	Time
12/10/20	18:12:3
LAST REV	
Date	Time
06/08/15	11:53:1
philc	
2863	



USER DEFINED

Prior Id # 1:	24244
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

